

United States Bankruptcy Court  
Middle District of Pennsylvania

In re:  
KDP Bellefonte, Inc.  
Debtor

Case No. 16-00543-RNO  
Chapter 11

**CERTIFICATE OF NOTICE**

District/off: 0314-4

User: TWilson  
Form ID: pdf010

Page 1 of 2  
Total Noticed: 12

Date Rcvd: Jun 12, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 14, 2019.

+Bellefonte Area School Dist., Attn: Finance Director, 318 N. Allegheny St.,  
Bellefonte, PA 16823-1679  
+Borough of Bellefonte, Attn: Finance Director, 236 W. Lamb St., Bellefonte, PA 16823-1502  
CENTRE COUNTY TAX CLAIM BUREAU, 420 HOLMES ST., Harrisburg, PA 17108  
+County of Centre, Attn: Finance Director, 420 Holmes Street, Bellefonte, PA 16823-1401  
Office of the U.S. Attorney, Attn: Civil Process Clerk, P.O. Box 11754,  
BELLEFONTE, PA 16823  
+PA. Attorney General, Strawberry Square, Harrisburg, PA 17120-0001  
ROBERT WELCH, ESQUIRE, 55 PLEASANT ST. STE. 3101, LITTLE ROCK, AR 72202  
+SEDACOG, 201 FURNACE RD., LEWISBURG, PA 17837-8043  
SMALL BUSINESS ADMIN., 2120 RIVERFRONT DR. STE. 100, CONCORD, NH 03301  
+U.S. Dept. of the Treasury, Internal Revenue Service, Post Office Box 7346,  
Philadelphia, PA 19101-7346

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

+E-mail/Text: USTPRegion03.HA.ECF@USDOJ.GOV Jun 12 2019 19:11:19 Anne Fiorenza, Esquire,  
Assistant U.S. Trustee, 228 Walnut St., Ste. 1190, Harrisburg, PA 17101-1722  
+E-mail/Text: ra-li-ucts-bankhbg@state.pa.us Jun 12 2019 19:11:32  
PA. Dept. of Labor & Industry, Office of Chief Counsel, 651 Boas Street,  
Harrisburg, PA 17121-0725

TOTAL: 2

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

Christopher Michelone, Esquire McQuaide Blasko, In, 601 Hawthorne Dr., Ste. 2A Hollidaysburg,  
Attorney for Kishacoquillas Valley Natio  
KAREN L. HACKMAN, ESQUIRE, 1372 N. SUSQUEHANNA TRAIL STE. 130 SELIN  
PA. Dept. of Revenue, Office of Chief Counsel, Strawberry Square, 10th Floor Harrisburg  
U.S. Attorney General, U.S. Department of Justice, 950 Pennsylvania Avenue, NW Washington,  
TOTALS: 4, \* 0, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 14, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 12, 2019 at the address(es) listed below:

Brenda Sue Bishop on behalf of Creditor PA Department of Revenue bbishop@attorneygeneral.gov,  
ARC-Court-MiddleDistrict@attorneygeneral.gov;RA-occbankruptcy6@state.pa.us  
Christopher Theodore Michelone on behalf of Creditor Kish Bank ctmichelone@mqblaw.com  
D Brian Simpson on behalf of Defendant United States Department of the Treasury  
d.brian.simpson@usdoj.gov, jennifer.johnson-sbert@usdoj.gov  
D Brian Simpson on behalf of Defendant United States Small Business Administration  
d.brian.simpson@usdoj.gov, jennifer.johnson-sbert@usdoj.gov  
Donald M Hahn on behalf of Plaintiff KDP Bellefonte, Inc. dhahn@nittanylaw.com  
Donald M Hahn on behalf of Debtor 1 KDP Bellefonte, Inc. dhahn@nittanylaw.com  
Gregory Benjamin Schiller on behalf of Service Addressee Anne Fiorenza  
Gregory.B.Schiller@usdoj.gov, ustpregion03.ha.ecf@usdoj.gov  
Gregory Benjamin Schiller on behalf of Asst. U.S. Trustee United States Trustee  
Gregory.B.Schiller@usdoj.gov, ustpregion03.ha.ecf@usdoj.gov  
Jim Peavler on behalf of Creditor PA Department of Revenue RA-occbankruptcy1@state.pa.us,  
RA-occbankruptcy6@state.pa.us  
Joshua I Goldman on behalf of Creditor USAA Federal Savings Bank bkgroup@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Kevin Joseph Petak on behalf of Interested Party David R. Fonash kpetak@spencecuster.com,  
gbivens@spencecuster.com/mskunta@spencecuster.com/skosis@spencecuster.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Kevin Joseph Petak on behalf of Interested Party Dana T. Fonash kpetak@spencecuster.com,  
gbivens@spencecuster.com;mskunta@spencecuster.com;skosis@spencecuster.com  
Thomas I Puleo on behalf of Creditor USAA Federal Savings Bank tpuleo@kmllawgroup.com,  
bkgroup@kmllawgroup.com  
United States Trustee ustpreion03.ha.ecf@usdoj.gov

TOTAL: 14

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE: :  
: No. 4-16-00542  
DUNLAP STREET, LLC, :  
Debtor-in-Possession :  
: Chapter 11  
DUNLAP STREET, LLC, a/k/a DUNLAP :  
ST., LLC, :  
Movant :  
VS. :  
: Free & Clear Sale  
CENTRE COUNTY TAX CLAIM BUREAU, :  
KISHACOQUILLAS VALLEY NATIONAL :  
BANK, UNITED STATES SMALL :  
BUSINESS ADMINISTRATION, SEDA-COG, :  
UNITED STATES DEPARTMENT OF THE :  
TREASURY, PENNSYLVANIA DEPARTMENT :  
OF REVENUE, PENNSYLVANIA :  
DEPARTMENT OF LABOR AND INDUSTRY, :  
BOROUGH OF BELLEFONTE, BELLEFONTE :  
AREA SCHOOL DISTRICT, and COUNTY :  
OF CENTRE, :  
Respondents :

And

IN RE: :  
: No. 4-16-00543  
KDP BELLEFONTE, INC., :  
Debtor-in-Possession :  
: Chapter 11  
KDP BELLEFONTE, INC., :  
Movant :  
VS. :  
: Free & Clear Sale  
CENTRE COUNTY TAX CLAIM BUREAU, :  
KISHACOQUILLAS VALLEY NATIONAL :  
BANK, UNITED STATES SMALL :  
BUSINESS ADMINISTRATION, SEDA-COG, :  
UNITED STATES DEPARTMENT OF THE :  
TREASURY, PENNSYLVANIA DEPARTMENT :  
OF REVENUE, PENNSYLVANIA :  
DEPARTMENT OF LABOR AND INDUSTRY, :  
BOROUGH OF BELLEFONTE, BELLEFONTE :  
AREA SCHOOL DISTRICT, and COUNTY :  
OF CENTRE, :  
Respondents :

**ORDER**

Upon consideration of the Motion of Dunlap Street, LLC, and KDP Bellefonte, Inc., Debtors-in-Possession herein, for authorization to sell certain property of the above-captioned estates free and clear of liens and encumbrances and exempt from Pennsylvania Realty Transfer Tax, and any answers thereto, it is accordingly

ORDERED that the buyer Virgilio Investments, LLC, be, and they hereby are, purchasers in good faith within, and entitled to the protection of, the U.S. Bankruptcy Code; and it is further

ORDERED that the Movant Dunlap Street, LLC, be, and it hereby is, authorized to sell real property located at 160 Dunlap Street, Bellefonte, Pennsylvania, as more particularly described in Centre County Record Book 2005, Page 824, to Virgilio Investments IV, LLC, or its assigns, for the sum of \$470,000, exempt from Pennsylvania Realty Transfer Tax, to be paid in cash at the time of final settlement; and it is further

ORDERED that the Movant KDP Bellefonte, Inc., be, and it hereby is, authorized to sell personal property, including equipment, furnishings, machinery, liquor license, the name "The Gamble Mill", signs and other promotional material, to Virgilio Investments V, LLC, or its assigns, for the sum of \$250,000, to be paid in cash at the time of final settlement; and it is further

ORDERED that said sale shall be free and clear of all liens and encumbrances; and it is further

ORDERED that from the proceeds of sale the Movant is authorized to pay those expenses set forth in paragraph 5 of the said Motion.

Dated: June 12, 2019

By the Court,

A handwritten signature in black ink, reading "Robert N. Opel II". The signature is written in a cursive, stylized font. The "R" is large and loops around the "o". The "I" at the end is a simple vertical stroke.

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Robert N. Opel, II, Chief Bankruptcy Judge <sup>(BD)</sup>